

Risk Management and Regulatory Affairs

Manufactured Home Construction and Safety Standards

Mandates federal standards for design, construction, and installation of manufactured homes to assure the quality, durability, safety, and affordability of manufactured homes. The program also includes a dispute resolution component.

Nature of Program: HUD issues and enforces appropriate standards for the construction, design, performance, and installation of manufactured homes to assure their quality, durability, affordability, and safety. The construction and safety standards preempt state and local laws that are not identical to the federal standards; they apply to all manufactured homes produced after June 15, 1976. HUD may enforce these standards directly or through various states that have established state administrative agencies in order to participate in the program. Currently, 37 states administer their own manufactured housing inspection program supported by HUD, while HUD administers inspections in the remaining 13. HUD may inspect factories and retailer lots and review records to enforce such standards. If a manufactured home does not conform to federal standards, the manufacturer must take certain actions, including possibly notifying the consumer and correcting the problem.

The statute generally prohibits selling, leasing, or offering for sale or lease homes that do not meet the standards. Civil and criminal penalties may be sought for violations of the statute.

HUD also administers programs regulating the installation of the homes, reviewing the installation standard programs that 33 states have, and administering a federal installation program in the other 17 states. HUD also reviews the administration of state dispute resolution programs in 23 states and administers a HUD dispute resolution program in the other 27 states.

Applicant Eligibility: The standards do not involve program participation, but they apply to all manufactured home producers and retailers that use any means of transportation or communication that affects interstate commerce in their operations.

Legal Authority: National Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. 5401-5426) (42 U.S.C. 5425 has been repealed). Regulations are at 24 CFR parts 3280, 3282, 3284, 3285, 3286, 3288, and 3800.

Administering Office: Assistant Secretary for Housing-Federal Housing Commissioner, U.S. Department of Housing and Urban Development, Washington, DC 20410.

Information Sources: Administering office.

On the Web:

http://portal.hud.gov/hudportal/HUD?src=/program_offices/housing/rmra/mhs/csp

Current Status: Active.